

Application ref: 2023/4152/P
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Development Management
Regeneration and Planning
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Chris Dyson Architects
74 Commercial Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**7 Rothwell Street
London
NW1 8YH**

Proposal:

Rebuilding of the existing front façade of side extension, alterations to existing fenestration to façade to rear elevation of side extension, replacement glazing to the existing rear conservatory at first floor and installation of new rooflight, installation of new lightwell to front of existing side extension, reinstatement of stone steps to the front entrance.

Drawing Nos:

Location Plan; 0504-A-00-1000-01; 0504-A-00-1100-01; 0504-A-00-1001-00; 0504-A-00-1101-00; 0504-A-00-1200-00; 0504-A-10-1000-01; 0504-A-10-1001-00; 0504-A-10-1100-01; 0504-A-10-1101-00; 0504-A-10-1200-00; 0504-A-10-1201-00; Design and Access Statement Rev 00 prepared by Chris Dyson Architects, dated 3/10/2023; Heritage Appraisal prepared by The Heritage Practice, dated September 2023; Basement Impact Assessment prepared by GEA, dated January 2024; Basement Impact Assessment Audit prepared by Campbell Reith, dated 12 March 2024; Basement Appointee letter prepared by Foster Structures, dated 16/04/2024.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

0504-A-00-1000-01; 0504-A-00-1100-01; 0504-A-00-1001-00; 0504-A-00-1101-00; 0504-A-00-1200-00; 0504-A-10-1000-01; 0504-A-10-1001-00; 0504-A-10-1100-01; 0504-A-10-1101-00; 0504-A-10-1200-00; 0504-A-10-1201-00; Basement Impact Assessment prepared by GEA, dated January 2024; Basement Impact Assessment Audit prepared by Campbell Reith dated 12 March 2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall commence in accordance with the Structural Engineer appointee details as detailed in the letter prepared by Foster Structures, dated 16/04/2024. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Basement Impact Assessment, dated January 2024, ref. J23328, rev 0) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

- 6 Prior to implementation of the permission, the applicant shall obtain an Approval in Principle from the Council's Bridges and Structures team. The work should then be carried out in line with the agreement as approved.

Reason: In order to protect the public highway in accordance with Policies T1, T2, and T3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application site is a Grade II listed end-of-terrace property, and the proposal involves the partial rebuild of the existing garage side addition, extension to basement level, and extension of the existing light well, in addition to joinery alterations in the extension and rear conservatory of the host building. There is an associated application for listed building consent that also considers internal alterations, reference 2023/4914/L.

The proposal has been amended during the course of the application to omit and revise parts of the scheme to better preserve the special interest of the Grade II Listed Building and character and appearance of the Primrose Hill Conservation Area, including retention of internal historic fabric (flooring, partition walls/piers, and chimney breasts at basement and first floor levels) and the revision of the proposed fenestration pattern and finish of the side extension to reflect a more traditionally appropriate and subservient building hierarchy.

The proposal would remove the garage door to the existing side addition, which is considered an improvement as this element detracts from the appearance and architectural merit of the existing building. The proposed side addition is designed to be slightly setback from the front elevation, providing a subtle delineation from the bulk of the main host building that will help the unoriginal feature appear more subservient and secondary to the original form of the terrace. The rusticated white stucco finish of the extension would match the external treatment of the terrace. The new sash window at the lower ground floor level front elevation, would match the existing adjacent sash window as part of the main building, and the sash window at the upper level would maintain a similar proportion and design as the other adjacent windows. Similarly, the replacement fenestration on the rear elevation in the form of two sash windows, would appear as rational and sympathetic to the host building in comparison to the existing cluttered fenestration, and the replacements would be constructed with sympathetic materials.

The proposed extended lightwell is appropriate as front lightwells are an existing feature of the property and terrace, and the new addition would be constructed with railings to match the existing lightwell railings. Furthermore, construction of the lightwell would secure the removal of an existing vehicle crossover, which would improve the pedestrian experience of the street environment.

With regards to works to the main building, joinery and reroofing of the rear conservatory will be contained to within the existing volume and incorporate appropriate materials. The replacement timber doors with fanlight at lower ground floor, including brick lintel, would appear as more complementary to the

existing building, and the new timber casement windows to the conservatory would match the existing fenestration pattern of the rear elevation.

The new yorkstone front steps are considered appropriate and sympathetic to the host building, and an improvement to the existing situation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building, its setting, and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 With regards to basement works, namely construction of the extended lightwell, these works are supported by a Basement Impact Assessment which has been audited by the Council's third party structural engineers. The audit confirms the excavation would not cause harm to the structural stability of the host and neighbouring buildings, the natural environment and local amenity including the water environment, ground conditions and biodiversity, in line with Policy A5 and CPG Basements. Compliance conditions in relation to the appointed structural engineer and building the basement in accordance with the relevant documents are attached to this decision.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook, or privacy.

An objection was received from the Primrose Hill CAAC. The CAAC objected to the extent of demolition to the lower ground floor, in particular the loss of the pier which survives from the original cross wall, and the nibs to the partition wall which ran from that pier to the rear wall of the house. The scheme has been amended to retain the central pier and all downstands. The CAAC subsequently withdrew their objection.

The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with Policies A1, A5, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer